



North Park Brook Road, Callands Warrington, Cheshire

Detached Property • Four Bedrooms • Generous Garden • Freehold Title • Two Bathrooms • Excellent Location
• Integrated Garage • Modern Kitchen • Move In Ready • Close To Local Amenities



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SALES & LETTING AGENTS



INTERIOR

Step into this beautifully presented home through a bright and airy hallway that sets the tone for the space beyond. To the right, the heart of the home awaits—a spacious, dual-aspect kitchen diner. Recently fitted, the kitchen features sleek cabinetry, integrated appliances, and generous worktop space, all complemented by pleasant views over the garden. The dining area is equally impressive, offering ample room for both everyday family living and entertaining guests. To the rear, the inviting lounge provides a cosy retreat, complete with a feature fireplace and French doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The ground floor is further enhanced by a convenient WC, a well-sized utility room with stylish tiling, and an integrated garage—perfectly suited to modern family life.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, each filled with natural light. The principal bedroom is a standout feature, boasting built-in storage and a private en-suite shower room for an added touch of luxury. A contemporary three-piece family bathroom completes the upper floor, offering the perfect space to unwind.



EXTERIOR

The outdoor space presents a charming, well-maintained rear garden designed for both relaxation and practical use. There is a generous patio and gravelled seating area, ideal for outdoor dining. This space flows onto a neatly kept lawn, bordered by a variety of mature planting, shrubs, and colourful potted arrangements that add character and seasonal interest throughout. A central pathway leads through the garden, creating a natural divide and guiding you towards a raised decked area at the far end. The garden also benefits from a pond as well as a range of planting beds for keen gardeners, and a selection of decorative features and raised borders.

To the front, the property benefits from ample off road parking as well as a low maintenance front garden and fitted EV charging point. There is also access to the integrated garage, perfect for extra storage.



LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

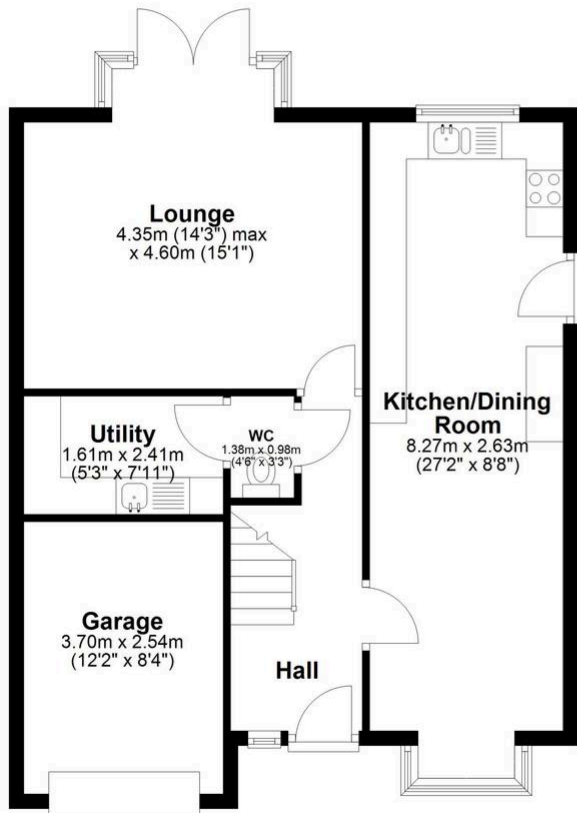
EPC Energy Efficiency Rating: C





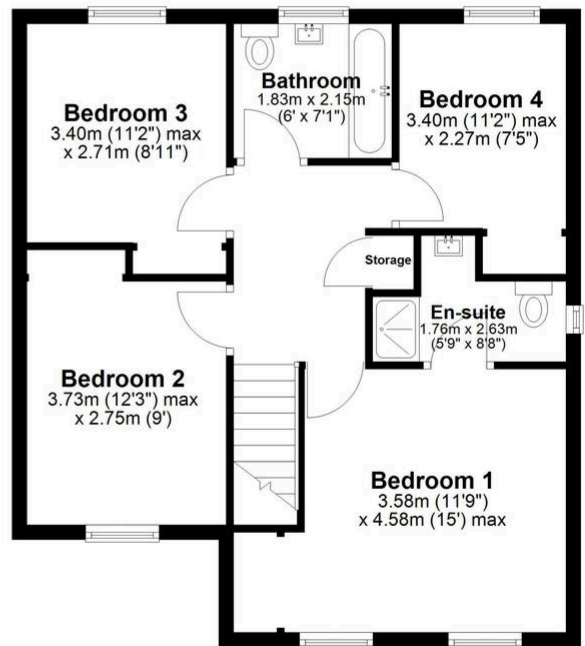
Ground Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under separate negotiation.